

WELCOME



The Millfield End team are delighted to welcome you to our drop-in session on our forthcoming Outline Planning Application for Millfield End (formerly Great Barford West).

As you will be aware, The Great Barford Neighbourhood Plan allocated 500 new homes to the west of the village under Policy H1- Great Barford West. We spoke to you last year and asked for your comments on our Development Brief and Design Code, that was endorsed by Great Barford Parish Council on 18th July 2023.

Since then, we have been working closely with Bedford Borough Council through our Planning Performance Agreement to prepare the details for an Outline Planning Application (OPA) with all matters reserved (appearance, landscaping, layout and scale) except for the 2 primary access junctions. As we work towards the OPA, we are keen to hear your views on our proposals for a well-designed, distinctive and integrated new neighbourhood for the whole community of Great Barford to enjoy.

We hope that this session is useful and we look forwards to speaking to you in detail about our proposals and next steps.

We have provided a feedback form, which is also available on our dedicated project website, where you can provide your thoughts to help us evolve our proposals ahead of the submission of our OPA later this summer. We ask that all feedback is submitted by **Friday 2nd August**. More information, including these exhibition panels can be found at: **www.millfieldend.co.uk**.

You can also contact DevComms, our community representatives, on **0800 080 3164** or via email at **millfield-end@devcomms.co.uk**.



PLANNING APPLICATION

Following the endorsement of the Development Brief and Design Code in July 2023 we have been working on our Outline Planning Application for the site.

Further to ongoing liaison with Bedford Borough Council, and the Great Barford Neighbourhood Plan team, we have made a few small amendments to the proposals.

The Concept Masterplan maps out the emerging application site area of focus within the allocated site.



Masterplan

Further work, beyond the Development Brief and Design Code, has been shared to support the Outline Planning Application, including:

- 1 Access and Movement Plan;
- 2 Bedford Road Frontage Illustrative Sketch;
- 3 Details of illustrative Sustainable Drainage System (SuDS) features; and
- 4 Open Space Plan.

Parameter Plans (PP) for the site will accompany the submission, which will inform the future Reserved Matters applications. These include:

- 1 Land Use and Access;
- 2 Open Space;
- 3 Access and Movement; and
- 4 Urban Design.

When approved, our OPA will fix the points of access and establish the general principles of how the site can be developed, subject to subsequent approval of Reserved Matters.

More detailed plans will be submitted at Reserved Matters stage following the approval of this OPA, which will include detailed layout plans, street scenes and house types (floor plans and elevations), as well as landscape and open space provision.